



MANSFIELD DOWNTOWN PARTNERSHIP

ANNUAL REPORT 2013-2014



Mansfield Downtown Partnership
Helping to Build Mansfield's Future



MANSFIELD DOWNTOWN PARTNERSHIP, INC.

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MISSION STATEMENT

The Mansfield Downtown Partnership seeks to foster the continued development and management of Storrs Center – a vibrant and economically successful mixed-use downtown at the heart of our community. The Partnership will actively assist with the future community and economic development of Four Corners, King Hill Road, and other areas identified by the Town of Mansfield and the University of Connecticut.

VISION STATEMENT

The Mansfield Downtown Partnership – comprised of a committed alliance of voluntary community and business members and Town of Mansfield and University of Connecticut officials – will provide collaborative and balanced leadership in the continuing economic, social, and cultural development of the Town and the surrounding community. Through shared, cooperative effort, the Partnership will make the Town of Mansfield a regional destination and a thriving community.



/MansfieldDowntownPartnership



@DowntownStorrs

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Cover Photos: (Top) The Funky Dawgz perform at the Grand Opening of Storrs Center/Kim Bova Photography
(Second row, L-R) Children play at the Festival on the Green/Javaun Crane-Bonnell; Santa arrives at Winter
Welcome/Kathleen M. Paterson; Shabazz Napier and the staff of Haru Aki Café help raise funds for
the Town Square/Kathleen M. Paterson

BOARD of DIRECTORS

2013 - 2014

Philip Lodewick, President
Steve Bacon, Vice President
Steve Rogers, Secretary
Harry Birkenruth, At-Large
Thomas Callahan
Mona Friedland
Matthew Hart
Dennis Heffley
George Jones
Paul McCarthy
Antonia Moran
Shamim Patwa
Paul Shapiro
William Simpson
Ted Yungclas

Ex Officio Members

Michael Kirk, Designee of University of Connecticut President, Treasurer
Elizabeth Paterson, Mayor of Mansfield

STAFF

Cynthia van Zelm, Executive Director
Kathleen M. Paterson, Communications
and Special Projects Manager
Sarah Delia, Office Assistant

MESSAGE from PRESIDENT PHILIP LODEWICK

On a beautiful September day, the Mansfield Downtown Partnership celebrated the grand opening of Storrs Center with an array of speakers, a ceremonial ribbon cutting, festive music, and on-site tours of the new shops and The Oaks on the Square apartments. This grand opening hailed the opening of the first four buildings in Storrs Center with 322 fully rented apartments and 72,000 square feet of fully leased commercial space. The lively atmosphere that we experienced at the grand opening mirrored what we see every day in the downtown – people stopping to relax, enjoying food and the company of good friends, shopping, or perhaps attending a special event.

Over the last year, we accomplished much in a very short period of time. The One Royce Circle building has opened with eight spaces including the UConn Co-op Bookstore at Storrs Center, Le Petit Café Marché, and the Ballard Institute & Museum of Puppetry. We are already increasing our partnerships with the Co-op and the Ballard by working on joint events and marketing to bring people downtown. Also part of this initial eight are Webster Bank, Haru Aki Café, oneTribe clothing,



The Grand Opening of Storrs Center was held on Friday, September 20, 2013

Photo by Kim Bova Photography

Storrs Wine & Spirits, GBS Threading & Spa, medical offices by the UConn Health Center, and UConn Urgent Care. This summer will see the opening of UConn Dental and ThinkItDrinkIt, a retail provider of nutritional drinks. In August, Eight Royce Circle will open with 92 apartments and Bruegger's Bagels and Jamba Juice. These openings will be followed by the opening of a major tenant, CVS drugstore, in September.

Two key Town of Mansfield projects were completed this spring – the Nash-Zimmer Transportation Center and the Town Square. The Nash-Zimmer Transportation Center is one of its kind for this area. While serving

UConn and regional bus riders, the Transportation Center also promotes bike ridership through its bike commuting club, providing bike lockers and showers to commuters. The Town Square will be the jewel of our downtown as a destination for people to gather and enjoy the arts including music, plays, poetry readings, or puppet performances. We are also very pleased to acknowledge our receipt of a Jeffrey P. Ossen Family Foundation grant for the funding of the stage in the Town Square. This will allow the stage to be completed as designed – a major priority for the Partnership – and a gift to all who will enjoy the performances in the Town Square. We thank the Jeffrey P. Ossen Family Foundation for its generous support and hope you will also.

By the time you receive the Annual Report, the Price Chopper grocery store will be open. A grocery store was a must for the Partnership and master developer LeylandAlliance because it allows the downtown residents to easily access this daily need. Over the last year, it is the grocery store that has been the most anticipated by residents and employees in Mansfield!

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MEET OUR NEW BOARD MEMBERS

At the Partnership's 2013 Annual Meeting, Mona Friedland and Shamim Patwa were elected to the Mansfield Downtown Partnership Board of Directors. The Partnership is pleased to welcome each of the new Board members and is grateful for the fresh perspective and enthusiasm each brings to the Board's efforts in creating a vibrant, mixed-use downtown that reflects the goals of all members of the Mansfield community.

Mona Friedland grew up on Long Island and moved to Connecticut with her husband Todd in 1978. She has led several development efforts for local organizations including the Windham Region United Way, Hartford's Camp Courant, and the Windham Hospital Foundation. Ms. Friedland was also involved as a member of the school building committee that built the new Lyman High School in Lebanon, and worked with architects and construction managers on a variety of projects at Camp Courant after securing grant funding for those projects. She has a BA in Education and a Certificate in Management, and maintained certification as a fundraising executive (CFRE) for more than 15 years. Ms. Friedland retired as Executive Director of the Windham Hospital Foundation in 2012 and is currently serving as an advocacy specialist for AARP CT. She also sits on the Board of Directors of Temple Bnai Israel.

Shamim Patwa is a school psychologist at Goodwin Elementary School. She holds a BA in economics from Smith College, an MBA from the University of Colorado, and a

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MESSAGE *from* PRESIDENT LODEWICK, *continued from page 4*

Our message and goal this year is to complete the vision of Storrs Center within the next three years. The development on Wilbur Cross Way has started with the grading of the Educational Playcare daycare center site. The plan is for Educational Playcare to open this winter. Phase 2 on Wilbur Cross Way - 200 additional apartments and 34,000 square feet of first floor commercial - will begin construction this summer and open in August 2015.

We are very excited about working with master developer LeylandAlliance to bring for-sale housing to fruition. For many years, we have heard from people who are interested in buying a home in the downtown. Leyland held an informational session this spring which has resulted in over forty refundable deposits for the forty condominiums and townhomes that are available. Marketing will continue this summer with firm commitments by buyers this fall. Construction is expected to start in spring 2015.

Our Strategic Plan will continue to guide us as we take a lead role in the important function of managing the downtown and planning events and programs to benefit the businesses and attract visitors. Our Storrs Center operations plan and public spaces use plan will guide us as we work to manage the area in a first class manner, ensuring that it is beautiful, clean, and safe. We welcome and encourage your ideas, comments, and questions as we

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A YEAR *in* REVIEW: 2013-2014

July 11

With support from the Mansfield Downtown Partnership, the Town of Mansfield receives a \$500,000 STEAP grant from the State of Connecticut for enhancements of the public spaces in Storrs Center.

August 5

Webster Bank opens in One Royce Circle, Suite 102.

August 13

One Royce Circle opens to the new residents of The Oaks on the Square.

September 5

oneTribe Clothing Store opens in One Royce Circle, Suite 107.

September 17

The Partnership Board of Directors holds a Public Hearing to receive feedback on the designs for the Town Square.

September 20

The Partnership, Town, UConn, Leyland-Alliance, and EdR celebrate the Grand Opening of Storrs Center along with Senator Blumenthal, Secretary of the State Denise Merrill, State Senator Don Williams, State Representative Gregg Haddad, State Representative Linda Orange, Storrs Center businesses owners and operators, and Mansfield residents.

September 22

The Partnership hosts the 10th Annual Festival on the Green at E. O. Smith High School. Thousands of residents and visitors enjoy the Celebrate Mansfield Parade, hands-on activities for all ages, food from Mansfield restaurants and live musical performances by Kidsville Kuckoo Revue and Black Prairie.

October 26

For the second year, Storrs Center businesses welcome Trick-or-Treaters for Halloween fun.

November 25

The UConn Co-op Bookstore at Storrs Center opens in One Royce Circle, Suite 101.

December 9

The UConn Health Center opens medical offices in One Royce Circle, Suite 104.

December 10

Haru Aki Café opens in One Royce Circle, Suite 105.

December 14

The Partnership hosts the first Winter Welcome downtown with strolling carolers and musicians, holiday treats, and a visit from Santa Claus, who arrived aboard a Mt. Dairy milk truck.

January 24

Storrs Wine & Spirits opens in One Royce Circle, Suite 109.

January 27

Le Petit Marché Café opens in One Royce Circle, where they share space with the UConn Co-op Bookstore at Storrs Center.

February 1-9

The Partnership presents Winter Fun Week.

February 26

GBS Threading & SPA opens in One Royce Circle, Suite 110.

March 1

The Ballard Institute & Museum of Puppetry opens in One Royce Circle, Suite 101.

March 27

UConn Health Urgent Care opens in One Royce Circle, Suite 103.

April 2

Storrs Center master developer Leyland-Alliance hosts a public information session to introduce "Main Street Homes at Storrs Center," a for-sale residential neighborhood planned as part of the downtown development (For more info, visit storrscenter.com/#living-here).

April 14

The Town and the Partnership celebrate the Grand Opening of the Nash-Zimmer Transportation Center.

April 23

The Partnership Board of Directors holds a Public Hearing to receive feedback on the designs for Phase 2 (Wilbur Cross Way neighborhood) of Storrs Center.

May 9

The Partnership hosts a meet-and-greet event with basketball player Shabazz Napier to raise funds for the Town Square. The UConn Co-op Bookstore at Storrs Center hosts the event, and the Flower Pot, Froyoworld, Geno's Grille, Haru Aki Café, Moe's Southwest Grill, and Mooyah Burgers & Fries all contribute to the efforts.

May 23

The Town Square opens to the public.

June 6

Price Chopper opens at 1220 Storrs Road.

June 14

The Partnership and the Town's Parks and Recreation Department host the John E. Jackman Tour de Mansfield Bike Tour, which leads cyclists on 20-mile and 40-mile tours of Mansfield's historic villages or a 5-Mile Family Fun Ride through the UConn campus.

June 27

The Partnership hosts the inaugural Square Fair (the event was originally scheduled to begin in May but was cancelled due to weather). The Square Fair is a monthly art fair on the new Town Square featuring talented local artists and makers. The Square Fair is free and open to the public.

NASH-ZIMMER TRANSPORTATION CENTER

The Town of Mansfield and the Mansfield Downtown Partnership celebrated the Grand Opening of the Nash-Zimmer Transportation Center on Monday, April 14, 2014.

The Nash-Zimmer Transportation Center is an innovative project funded by the Federal Transit Administration (FTA). The Town of Mansfield received \$4,940,000 as part of the FTA's Bus and Livability Grant Program to construct an intermodal transportation hub and transit pathway.

"We're proud to help Mansfield build a more walkable, sustainable community," said Deputy Federal Transit Administrator Therese McMillan. "Transit ridership across the country is at its highest level since 1957, thanks in part to the growing demand for real transportation choices in communities like this one."

The Nash-Zimmer Transportation Center is conveniently located in the heart of Storrs Center, Mansfield's new mixed-use, pedestrian-oriented downtown. The Nash-Zimmer Transportation Center provides easy access to Windham Region Transit District (WRTD) buses and UConn shuttles, allowing residents to take advantage of public transportation within town and the region. Peter Pan bus line has added the Nash-Zimmer as a stop, providing access to Hartford, Providence, and Boston via public transit. An innovative information technology system helps riders track the location and arrival and departure times of their desired bus both inside and outside of the center.

In addition to bus service, the Nash-Zimmer Transportation Center serves as an information center for the Storrs Center. An interactive kiosk provides helpful information about local amenities along with bus schedules and routes.

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MEET OUR NEW BOARD MEMBERS, continued from page 5

school psychologist at Goodwin Elementary School. She holds a BA in economics from Smith College, an MBA from the University of Colorado, and a PhD in School Psychology from UConn. Dr. Patwa served on the Mansfield Board of Education for over a decade, much of it as the Vice-Chair. She chaired both the personnel and policy committees during her tenure on the Board of Education. Dr. Patwa has worked as a school psychologist for the Windham Public Schools and the East Hartford Public Schools. She has been an active resident of Mansfield since moving here in 1995 where she currently resides with her two daughters and husband.

Both Ms. Friedland and Dr. Patwa are welcome additions to the Partnership Board of Directors and have lent their time and talents to several committees. Ms. Friedland sits on the Business Development and Retention Committee, while Dr. Patwa has joined both the Membership Development and Advertising and Promotion Committees. Both Board members have been ready and willing volunteers for a variety of Partnership activities. We appreciate the contributions of both Ms. Friedland and Dr. Patwa to the Partnership's work of creating a successful downtown. ♦

TOWN SQUARE

The Mansfield Downtown Partnership and the Town of Mansfield achieved a major milestone with the opening of the new Town Square in late May 2014.

When the Town first began discussions in 1999 about the need for development in the downtown area, a key issue for residents was the need for a central community gathering place. As the Storrs Center: Special Design District (SC: SDD) Design Guidelines were developed, the Partnership and Storrs Center master developer LeylandAlliance included plans for a new Town Square, which not only would serve as a place for large community events, but also would be a place for chance encounters with neighbors, a place where friends could meet and relax, and a place that would become the heart of the community.

These goals guided the initial vision of the Town Square, as described in the SC: SDD Design Guidelines, which were unanimously approved by the Town's Planning and Zoning Commission following an extended public hearing process in 2007:

The Town Square will be planned as the central civic space and center of activity for Storrs Center and the downtown Main Street area. The concept of the Town Square is spatial and experiential in nature and should be envisioned as the entire area defined by the surrounding buildings along Dog Lane, the Village Street, and the extension of Bolton Road. In essence, the Square includes the entire space encompassed by the building walls, including sidewalks, terraces, streets, and the more formal park-like space at the center. The whole of the space should be designed to support a range of activities that are consistent with the notion of the Town Square as the center of downtown life – a place to live, a place to do business, a place for civic activities, gatherings, and festivals, and a place to simply meet, sit, relax, or play.

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In 2012, the Partnership conducted a search for a design firm that could help the Town create a successful Town Square. Kent + Frost of Mystic, Connecticut was selected from among a talented pool of applicants. Of particular interest to the Partnership was Kent + Frost's success in designing the Hygienic Art Park in New London and their familiarity with the Town of Mansfield.

Kent + Frost worked with an ad hoc steering committee formed by the Mansfield Downtown Partnership to host a series of meetings to which the Town Council; Planning and Zoning Commission; the Town Parks and Recreation, Police, and Public Works Departments; UConn School of Fine Arts; and Storrs Center businesses were invited. Based on input from these representative groups, Kent + Frost created several variations of designs for the Town Square. The Partnership's ad hoc group reviewed and commented on the designs before selecting the one they felt would best meet the needs of the community and the SC: SDD Design Guidelines.

Following additional design refinements based on feedback from the stakeholders and landscape architect Rudy Favretti, the Partnership Board of Directors held a public hearing to receive feedback from the community on the proposed plans. The Board then made a formal recommendation to the Town's Director of Planning and Development that the plans be approved, in accordance with the process laid out in the SC: SDD Design Guidelines. With this final approval, the Town began work on the Town Square in late 2013.

Kent + Frost's design creates a space that can accommodate large community events, such as the Partnership's annual Celebrate Mansfield Festival, while still being appropriately scaled for daily use by residents. A stage area recedes into the sidewalk when not in use and is flanked by a low sitting wall that visually connects the Town Square with the high school across the street. A mix of pavers is an attractive, low maintenance solution to the expected foot traffic from downtown residents and



visitors, while a central lawn disc provides a grassy area for playing and lounging. New trees, shrubs, and other plantings soften and green the space and complement the established oak tree that anchors the Town Square.

The Town Square is a municipally-owned property and will be maintained by the Town. But the Town Square would not be possible without the generous financial support of UConn, the Partnership, LeylandAlliance, and EdR. The Partnership is especially grateful for the support of the Jeffrey P. Ossen Family Foundation whose grant will provide the funding for the stage roof, an important feature for future events.

The Partnership is working to secure additional funding for tables, chairs, and a shade structure. Individuals and businesses interested in contributing to the Town Square are encouraged to contact Cynthia van Zelm (860.429.2740).

The Partnership has begun planning its own schedule of events for the Town Square, including Square Fair, a monthly art fair highlighting talented local artists and makers during the summer and early fall. The Partnership is working with others, such as the UConn Co-op Bookstore at Storrs Center and the Ballard Institute and Museum of Puppetry on additional events. And, on September 21, the Partnership will hold the 11TH Annual Celebrate Mansfield Festival on the Town Square and in the surrounding streets.

The Town Square will have an immediate impact on the downtown and the Town at large by serving as a true community gathering place. It will also evolve as the years pass and become an iconic area for Mansfield. As with other classic public works projects, its true contribution will be its lasting impact for generations of Mansfield residents. ♦

COMMITTEE REPORTS

ADVERTISING *and* PROMOTION

Committee activities continued to transition from promoting the future vision of Storrs Center to promotion of the actual built project and new businesses. A major focus of the Committee's work was the continuation of current successful events such as the *Festival on the Green*, Winter Fun Week, and Halloween Trick-or-Treating, and the introduction of two new events – Winter Welcome and the Square Fair. The Committee spent time brainstorming on a wish list of events that are included as part of each agenda for review.

The 10th Annual *Festival on the Green* was held again at EO Smith High School with a view of the first two phases of Storrs Center. The Celebrate Mansfield Parade opened the day with the Grand Marshals the Stearns family and their Mountain Dairy milk trucks leading the way. Highlights included great music, food, and many activities for all ages. The Festival subcommittee began plans for 2014 which will include the long awaited move to the Town Square.

In December, the first Winter Welcome was held in Storrs Center. The one day event included strolling carolers and musicians, a visit with Santa Claus at the new downtown UConn Co-op, and specials and promotions offered by businesses for the holiday season.

The Committee again sponsored Winter Fun Week in February 2014. Focus was brought to the newly opened town center with a week-long calendar of community events occurring throughout the downtown district and UConn campus.

The monthly Square Fair grew out of the interest by the Committee to create a venue where local artists and artisans could showcase and sell their art. The first Square Fair will be held in June and the series will continue through September on the fourth Friday of the month from 5 pm to 9 pm.

The Committee also worked on ideas and materials to outreach to the UConn community, particularly students attending classes, about the opportunities downtown in the summer.

Toni Moran, Chair ♦ Alexinia Baldwin ♦ Dee Goodrich ♦ Janet Jones ♦ Shawn Kornegay
Connie Neal ♦ Betsy Paterson ♦ Shamim Patwa ♦ Barry Schreier ♦ Kristin Schwab ♦ Cara Workman

BUSINESS DEVELOPMENT *and* RETENTION

The Business Development and Retention Committee met six times this past year. The Committee charge continues to change as the project moves through the next phases of construction and the relocation of original businesses has been completed. The Committee continues to forward suggestions for other possible future commercial tenants to the Storrs Center developers. This past year the Committee explored the concept of an emporium type retail area and shared its findings with the developer. The Committee also contacted the Storrs Center business owners to make sure they are aware that the Committee is available to act as liaison with them and the Partnership Board of Directors. The Committee thanks Brian Wells for his years of service on Committee.

Steve Rogers, Chair ♦ Roger Adams ♦ Mona Friedland ♦ Curt Hirsch ♦ Marty Hirschorn
Paul McCarthy ♦ Girish Punj ♦ Irene Schein ♦ Brian Wells

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COMMITTEE REPORTS, continued from page 12

FINANCE *and* ADMINISTRATION

The Finance and Administration Committee continued to play a major role in overseeing the development and implementation of Storrs Center on behalf of the Partnership.

The Committee worked with the project's development team led by Storrs Center Alliance (SCA) to track progress of the project, including monitoring timeline, scheduling, and tenant progress for Phases 1A, 1B, 1C, and Phase 4. The Committee also reviewed and endorsed SCA's Phase 2 business plan, which entails the construction of five buildings that will provide an additional 200 units of rental housing and 34,000 square feet of additional retail/commercial space. EdR will again partner with SCA on the Phase 2 buildings. As part of its review, the Committee strongly encouraged SCA to aggressively test the feasibility of undertaking Phase 3 (the for-sale residential component) in a similar time frame. SCA responded favorably and its preliminary efforts to market forty condominium and townhome units has generated considerable and favorable market interest.

SCA also consulted the Committee prior to its sale of its Phase 1A and 1B ownership interests this spring to Connecticut's employee retirement system. The Committee concluded the sale fairly addressed SCA's legitimate interests in realizing a return on its decade long investment. It also concluded that the Connecticut state employee pension funds were particularly appropriate and welcome investors in Storrs Center's future.

The Partnership's budget for FY2014-2015 was developed by the Committee and presented to the Board where it was approved on March 6, 2014.

Working with the Executive Director, the Committee began developing a road map for implementing key elements of the Partnership's strategic plan. Since its inception, the Partnership's focus has been to conceive the development of Storrs Center, sustain a private/public/community partnership capable of implementing its development, and to oversee its execution. With a thriving town center nucleus, including the town square civic space, and completion of the full build on the horizon, the Partnership expects to shift its focus to functions that help ensure that Storrs Center reaches its full potential to the benefit the Town of Mansfield, UConn, and the broader community.

Tom Callahan, Chair ♦ Fran Archambault ♦ Phil Barry ♦ Harry Birkenruth ♦ Mark Hammond
Matt Hart ♦ Mike Kirk ♦ Dave Pepin ♦ Paul Shapiro ♦ Bill Simpson ♦ Frank Vasington

MEMBERSHIP DEVELOPMENT

The Membership Development Committee redefined its mission at the beginning of its current term to more specifically identify what its focus should be resulting in the following statement "Our primary mission is to grow the membership in the Partnership by soliciting new members and to help retain existing members and to be responsive to questions from prospective members about the Partnership and/or the downtown area."

The Committee felt that it was time to redesign the solicitation letters and the appeal letters to existing members. These were to include up to date photos and wording reflecting the progress that has been made in Storrs Center.

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COMMITTEE REPORTS, continued from page 13

The annual appeal letters for membership were sent out in January 2014 and to date the Partnership has 252 members and contributions of \$17,670. To date the Committee has had a significant response with 90 percent renewing their membership. The Committee also sent membership solicitation letters to all businesses in the downtown.

The Committee felt that it would like to see some tangible recognition and appreciation given to those members paying \$200 and above. Accordingly it pursued the idea of holding a wine and cheese event for such members. The goal is to combine such an event with other "thank you" events later in the year.

The Committee recommended that individual membership dues be increased from \$15 to \$25, pending approval by the Partnership membership.

Committee members and other Partnership volunteers staffed tables with Partnership material at UConn basketball games, the *Festival on the Green*, Tour de Mansfield Bike Tour, and UConn Open Houses and Orientation.

George Jones, Chair ♦ John Armstrong ♦ Sally Doyen ♦ Dennis Heffley ♦ June Krisch
Shamim Patwa ♦ Bruce Stave

NOMINATING

The Nominating Committee recommended one new Board member to serve on the Partnership Board for the fiscal year that begins July 1, 2014. The Committee also interviewed and recommended a UConn student to serve as the UConn student Board representative.

The Committee also recommended changes to the Partnership's Bylaws and changes to its Articles of Incorporation to make the Articles consistent with the Bylaws.

Philip Lodewick, Chair ♦ Steve Bacon ♦ Honey Birkenruth ♦ Betsy Paterson ♦ Steve Rogers

PLANNING and DESIGN

The Planning and Design Committee continued to be busy with its review of design and building plans for Storrs Center. Its major focus over the last year was to review and provide feedback to Town staff and the SCA development team on the plans for the Town Square, Storrs Center Phase 2 (five mixed-use buildings consisting of 200 apartments and 34,000 square feet of commercial space) and Phase 4 (for-sale residential). The Committee also reviewed plans for changes to the access to Price Chopper off of Storrs Road and site line limitations imposed by the location of the new bus stop, dictated by concerns from the State of Connecticut Traffic Administration.

Steve Bacon, Chair ♦ Paul Aho ♦ Sondra Astor-Stave ♦ Laurie Best ♦ Karla Fox ♦ Manny Haidous
Jon Hand ♦ Chris Kueffner ♦ Peter Millman ♦ Greg Padick ♦ Betsy Paterson ♦ Karin Randolph

Many thanks to all the committee members who have spent many hours dedicating themselves to the Partnership and to implementing the mission of a vibrant downtown! ♦

MESSAGE from PRESIDENT LODEWICK, continued from page 5

complete Storrs Center.

Finally, but most importantly, I want to thank the many people who make our work possible – our Town of Mansfield and University of Connecticut partners, an engaged Board of Directors, dedicated committee chairs and members, volunteers, and contributors. Thank you to our members, many of whom have been with us since the beginning, for sharing a vision that is close to completion! Thank you to our Storrs Center businesses who have invested an enormous amount of sweat and equity to make the project a reality. And, thank you to our development partners at LeylandAlliance and EdR for implementing the Partnership's vision. We could not get it done without you! ♦

NASH-ZIMMER TRANSPORTATION CENTER, continued from page 8

The Nash-Zimmer Transportation Center also features amenities for cyclists. For cyclists who commute by bike, there is an opportunity to join a commuters' club for access to showers, indoor bicycle storage, and lockers. For the casual rider, there are bicycle racks just outside of the Nash-Zimmer for easy access when visiting the shops, restaurants, and offices in Storrs Center.

Adjacent to the Nash-Zimmer Transportation Center, the Storrs Center parking garage features charging stations for electric vehicles and serves as a pick-up/drop-off location for the Hertz on Demand shared vehicle program.

Throughout Storrs Center, wide sidewalks with ample lighting, street trees, and benches create a pleasant environment for pedestrians. The close proximity of many different types of restaurants, retail shops, offices, and apartments encourage residents and visitors to walk to varying destinations. E. O. Smith High School, Mansfield Community Center, Mansfield's Town Hall, the Post Office, and the UConn campus are all within easy walking distance of the Nash-Zimmer Transportation Center, further reducing the need for vehicles for Mansfield residents and visitors.

United States Congressman Joe Courtney; Secretary of the State Denise Merrill; State Senator Donald E. Williams, Jr.; State Representative Gregory Haddad; State Representative Linda Orange; Mayor Elizabeth Paterson, Town of Mansfield; Mary Beth Mello, Region 1 Administrator, Federal Transit Administration; Vicki Shotland, Executive Director, Greater Hartford Transit District; William Wendt, Director of Logistics Administration, UConn; Janet Freniere, Manager, Transportation Services, UConn; Karen Zimmer; and Lon Hultgren, Retired Public Works Director/Town Engineer, Town of Mansfield participated in the ceremony.

Links to information regarding bus schedules can be found at the Nash-Zimmer website, www.MansfieldCT.gov/TransportationCenter. Announcements can be found on the website and through the Nash-Zimmer Twitter feed, @NashZimmer. ♦

OUR MEMBERS*

MAJOR BENEFACTORS



TOWN *of* MANSFIELD



UNIVERSITY *of* CONNECTICUT

SPONSORS

Bill and Karen Kennedy

Philip and Christine Lodewick Foundation

Storrs Center Alliance, LLC

UConn Co-op

Wilcox & Reynolds LLC

Windham Hospital

PATRONS

Philip Austin

Stephen Bacon & Anne Bennett

Leon & Malta Bailey

Phil & Laurie Best

Honey & Harry Birkenruth

Tom & Linda Callahan

Sally Doyen

Karla and Marty Fox

George & Deidre Goodrich

Susan Herbst

Janet & George Jones

Paul & Tina McCarthy

Frank & Kay McNabb

Gina Barreca & Michael Meyer

Richard Norgaard

Wayne Osborne

Kathy & David Pepin

Joyce Donohoo & Art Roberts

Mary & Tim Weinland

Dana & Aliza Wilder

David Woods

BUSINESS PATRONS

Computer Rescue

Dog Lane Café

G. M. Thompson & Sons

Health Insurance Recovery Group

People's United Bank

UConn Foundation

BUSINESS & ORGANIZATION MEMBERS

The Adventure Park at Storrs	Storrs Associates
Ameriprise Financial	Storrs Automotive
Center for Hellenic Studies/Paideia	Storrs Center Cycle
The Chamber of Commerce, Windham Region	Storrs Property Associates
Domino's Pizza	Sweet Emotions Candy
Ferrigno-Storrs Realtors	UCPEA
First Niagara	University of Connecticut Alumni Association
The Flower Pot	Wing Express
Froyoworld	
Haru Aki Café	
Head Husky Barber Styling Shop	
Home Selling Team - Sue Esposito	
Kim Bova Photography	
Lawrence Real Estate Associates, Inc.	
Law Office of Samuel L. Schrager & Associates, LLC	
Liberty Bank	
Mansfield Family Dentistry, LLC	
Milrick Lawn Service & Landscaping LLC	
Neighborspaper, LLC	
Northeast CT Economic Alliance, Inc.	
The Oaks on the Square	
Pesaro's LLC	
Poultry Perspective	
Regional School District #19	
Smith-Keon Jewelers	

INDIVIDUAL MEMBERS

Roger and Cynthia Adams
George & Lynne Allen
Brian Anderson
Francis Archambault, Jr.
Lawrence E. Armstrong
Lori Aronson
Alexinia Baldwin
Phil & Lena Barry
Susan Bartholomew
Peggy Beckett-Rinker
Lynn Bloom
Jim & Jane Anne Bobbit
Aline Booth
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Douglas Casa
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Wendy Clifton
Bruce & Donna Clouette
Carl Coelho
George Cole
Darren Cook
Nan, Doug, & Nattie Cooper
June Curtis
Michael Cutlip
Kenneth Dardick
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Charles Dyson
William Ennis
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Jeff Fisher
Mary Francis
Mona & Todd Friedland
Fred Gardiner
Gloria & Michael Gerald
Valarie Botta & Bruce Gerber
William & Joan Gerdson
Mike Gergler
Marilyn Gerling
Marilyn Giolas
Michael Goupil
Eileen Griffin
Jeanne Haas
Donna Becotte & Gregg Haddad
Diane Haidous
Georgia Haidous
Manny Haidous
Wendy Halle
Mark Hammond
Jon Hand
Matthew & Kara Hart
Arthur Hathway
Dennis & Sylvia Heffley
Marty Hirschorn
Lon Hultgren
Holly V. Izard
Marietta Johnson
Shirley Katz
Chris Kennedy

INDIVIDUAL MEMBERS

Hyunyong Kim
Michael Kirk
Lin & Waldo Klein
Donna Korbel
Shawn Kornegay
Ann Kouatly
Henry & June Krisch
Michael Kubeck
Luke LaRosa
Scott & Becky Lehmann
John & Jean Lenard
Jean B. Lonergan
Harris & Leona Marcus
David Markowitz
Robert McCarthy
Carol McMillan
Denise Merrill
Ross Miller
Ida Millman
Marie Cantino & Peter Millman
Gordon & Patricia Mochel
Toni Moran
John Morey
Donald & Joanne Nolan
Beverly Sims & William Okeson
Richard Orr
Morty Ortega
David Ouimette
Gregory Padick
Colin Paterson
Elizabeth Paterson
Thomas G. Paterson

Shamim Patwa
Julia DeLapp & Benjamin Pauley
Dermot & Diana Pelletier
Joseph Poland
Girish Punj
Karin Randolph
Howard Raphaelson
Ginny & Dee Rowe
Chauncey & Nancy Rucker
Jean Sabatine
Carl Schaefer
Tom Birkenholz & Barry Schreier
Ron & Emily Schurin
Richard & Kristin Schwab
Maria Sedotti
Jacqueline Seide
Paul Shapiro
John & Nancy Silander
David Simon
Bill & Doreen Simonsen
Winthrop & Anne Smith
Jim & Evelyn Stallard
Bruce & Sondra Stave
Cynara Stites
Robert Subkowsky
Lee & Tom Terry
Mary Thatcher
Tim & Diane Tolokan
Betsy & Tom Treiber
John & Barbara Troyer
Frank Vasington
Curt Vincente

OUR MEMBERS, continued from page 15

INDIVIDUAL MEMBERS

Betty Wexler
Marilyn Wilson
Cara Workman

Ted Yuncglas
Michael Zito
*As of June 1, 2014

JOIN US. . .BECOME A MEMBER TODAY!

Membership Levels

Sponsor
\$1,000 a year includes:

- Invitation to Partnership Sponsor/ Patron reception
- Name/Logo will be displayed on home page of Partnership website
- Plaque of appreciation presented to Sponsor representative at event or press conference
- Name listed as Sponsor on event and marketing materials
- Recognition in MDP newsletter and Annual Report
- Recognition on MDP website
- Featured story about Sponsor in one MDP newsletter
- All standard MDP membership benefits

Patron
\$200 a year includes:

- Invitation to Partnership Sponsor/Patron reception
- Certificate of appreciation presented to Patron representative
- Recognition in MDP newsletter and Annual Report
- Recognition on MDP website
- Featured story about Patron in one MDP newsletter
- All standard MDP membership benefits

Business/ Organization
\$50 a year includes:

- Certificate of appreciation presented to Business/ Organization representative
- Recognition in MDP newsletter and Annual Report
- Recognition on MDP website
- All standard MDP membership benefits

Standard Individual (\$15); Senior/ Student (\$10) includes:

- Voting privileges at Annual Meeting
- Ability to hold office within the Partnership and serve on committees
- Notices of upcoming workshops or events
- Monthly e-mail newsletter

Membership Form

Lend your support by renewing your membership or becoming a member.

Please see reverse for complete listing of membership benefits.

Please return this form, with check payable to:
Mansfield Downtown Partnership
23 Royce Circle
PO Box 513
Mansfield, CT 06268
Fax: 860.429.2719

Questions? 860.429.2740 or mdp@mansfieldct.org

* Members must either reside in the Town of Mansfield, pay taxes to the Town of Mansfield, own or operate a business in the Town of Mansfield, own residential or business property in the Town of Mansfield, be an employee of a Mansfield-located business, or be affiliated with the University of Connecticut as a student, alumnus, or faculty/staff (current or former).
** Friend Memberships are designed for non-town supporters who wish to contribute but will not have voting or office privileges.

Yearly Membership Investment

MDP operates on a calendar year.

<input type="checkbox"/> Student; Senior (age 60+)	\$10	<input type="checkbox"/> Patron	\$200	<input type="checkbox"/> I would like to volunteer my time. Please contact me to discuss MDP volunteer opportunities
<input type="checkbox"/> Individual	\$15	<input type="checkbox"/> Sponsor	\$1,000	
<input type="checkbox"/> Business/Organization	\$50	<input type="checkbox"/> Friend**	\$ _____	

Please consider an additional contribution: \$ _____ Total Amt. Enclosed: \$ _____

Indiv./Bus./Org./Family Name _____

Contact Person _____

Address _____

City _____ State _____ Zip _____

Phone _____ Fax _____ E-mail _____

Contributions may be tax deductible.



Mansfield Downtown Partnership
Helping to Build Mansfield's Future

Back cover photos:
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8	9	10
11	12	13

